

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charlotte Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$35,879,932**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	18		
Program Progress:							
% of Funds Committed	93.65 %	93.18 %	8	92.82 %	54	53	
% of Funds Disbursed	89.70 %	83.85 %	6	82.38 %	77	75	
Leveraging Ratio for Rental Activities	6.39	5.89	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.70 %	87.69 %	15	80.69 %	27	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.08 %	67.38 %	5	67.01 %	54	52	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	68.32 %	75.79 %	14	79.23 %	16	18	
% of 0-30% AMI Renters to All Renters***	30.29 %	36.12 %	9	44.47 %	26	26	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.32 %	95.43 %	15	93.93 %	21	19	
Overall Ranking:			In State:	10 / 18	Nationally:	39	40
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,680	\$9,681		\$24,984	1,291 Units	36.80	%
Homebuyer Unit	\$10,642	\$11,188		\$14,192	2,039 Units	58.20	%
Homeowner-Rehab Unit	\$38,075	\$24,015		\$20,036	21 Units	0.60	%
TBRA Unit	\$7,006	\$1,698		\$3,164	153 Units	4.40	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charlotte Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$49,186	\$91,945	\$46,930
State:*	\$66,590	\$80,009	\$24,890
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	8.6	6.1	9.5	7.2
Black/African American:	89.6	84.1	85.7	91.5
Asian:	0.1	0.8	0.0	0.0
American Indian/Alaska Native:	0.0	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.1	0.0	0.0

ETHNICITY:

Hispanic	1.5	8.4	4.8	1.3
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HOUSEHOLD SIZE:

1 Person:	41.9	31.7	23.8	13.1
2 Persons:	27.1	26.2	52.4	26.1
3 Persons:	19.6	23.1	4.8	19.6
4 Persons:	8.0	11.0	4.8	16.3
5 Persons:	2.3	5.0	9.5	11.8
6 Persons:	1.0	2.1	4.8	9.8
7 Persons:	0.0	0.6	0.0	2.6
8 or more Persons:	0.0	0.3	0.0	0.7

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.1	63.3	14.3	15.7
Elderly:	18.6	4.3	71.4	3.3
Related/Single Parent:	41.1	13.6	4.8	60.1
Related/Two Parent:	6.1	9.7	4.8	9.2
Other:	1.1	9.0	4.8	11.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.4	0.1 [#]
HOME TBRA:	2.1	
Other:	8.3	
No Assistance:	82.2	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charlotte Consortium


State: NC

Group Rank: 39
 (Percentile)

State Rank: 10 / 18 PJs

Overall Rank: 40
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	76.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	73.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	68.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	90.32	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.4	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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